

# **PUBLIC HEARING NOTICE**

In accordance with the Smyrna Zoning Ordinance and Chapter 3, Title 22 of the Delaware Code Annotated, the Board of Adjustment of the Town of Smyrna will hold a public hearing in the Council Chamber of Smyrna Town Hall, 27 S. Market Street Plaza, Smyrna, Delaware at 5:00 p.m. on December 7, 2022.

Purpose of the hearing is to consider an application from the State of Delaware for the following variances to construct a 28,800 sq. ft food warehouse distribution facility and associated parking and areas and stormwater facilities:

- a. To exceed the maximum allowable 15 ft. front setback to construct the food distribution warehouse 98.4 ft. from the front property line as required by Section 5.21D(3)(a)(ii) of the Smyrna Zoning Ordinance.
- b. To not provide five (5) building façade features and two (2) roofline features as set forth in Section 5.21E(3) & (4) of the Smyrna Zoning Ordinance.
- c. To not provide three (3) architectural façade features on facades greater than sixty (60) feet in width as set forth in Section 5.21F(2) of the Smyrna Zoning Ordinance.
- d. To not provide at least 40% window area on the first-floor façade of buildings fronting along U.S. Route 13 as set forth in Section 5.21G(2) of the Smyrna Zoning Ordinance.
- e. To not provide a concrete sidewalk at least 10 ft. in width along U.S. Route 13 as set forth Section 5.21H(2)(a) of the Smyrna Zoning Ordinance.
- f. To not plant street trees every 30 linear feet along the frontage of U.S. Route 13 as set forth in Section 5.21H(4) of the Smyrna Zoning Ordinance.
- g. To not plant 58 of the required 198 trees at least 2" in caliper as set forth in Section 5.17 of the Smyrna Subdivision and Land Development Ordinance.
- h. To not provide not to install decorative streetlights every 60 linear feet along the frontage of U.S. Route 13 as set forth in Section 5.21H(5) of the Smyrna Zoning Ordinance.

The parcel is located at 5408 Dupont Pkwy (TM 28-003.00-005) in the CCM – Corridor Commercial District.

**Members of the public can join the meeting via teleconference by calling 1-301-715-8592 and entering Meeting ID number: 885 6791 4238 Passcode: 568618 or by visiting Join Zoom Meeting at <https://us06web.zoom.us/j/88567914238?pwd=MWlzMnZGSVZ4M2VtWXVLMEdWNkxNQTO9>.**

**You may view the agenda at [www.smyrna.delaware.gov](http://www.smyrna.delaware.gov) by clicking on Meetings on the homepage and choosing the correct meeting.**

**The Town of Smyrna encourages you to submit written and/or electronic testimony regarding the before-mentioned applications to [jrothwell@smyrna.delaware.gov](mailto:jrothwell@smyrna.delaware.gov) no later than 4:30 p.m. December 7, 2022.**

Sheldon P. Hudson, Town Manager

